

REFERENCE TITLE: taxation; common areas; technical correction

State of Arizona
House of Representatives
Forty-eighth Legislature
First Regular Session
2007

HB 2002

Introduced by
Representatives Driggs, Boone: Clark, Crandall, Crump, Kavanagh, McComish,
Robson, Tobin, Weiers J

AN ACT

AMENDING SECTION 42-13404, ARIZONA REVISED STATUTES; RELATING TO PROPERTY TAX
VALUATION.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:
2 Section 1. Section 42-13404, Arizona Revised Statutes, is amended to
3 read:

4 **42-13404. Deed restriction on common area use**

5 A. As a condition for valuation under this article, the subdivider of
6 a residential subdivision, on approval of the subdivision by the state real
7 estate department pursuant to title 32, chapter 20, article 4, or the
8 ~~community or~~ NONPROFIT homeowners' association, COMMUNITY ASSOCIATION OR
9 CORPORATION that owns the common area shall record a deed restriction with
10 the county recorder and file a copy of the restriction with the county
11 assessor restricting the property to use as a common area.

12 B. If the property is converted to a different use in violation of the
13 restrictions, the assessor shall change the classification and revalue the
14 property according to standard appraisal methods and techniques.

15 C. The county assessor may consolidate parcel combinations within the
16 same taxing district if requested by the ~~community or~~ homeowners'
17 association, COMMUNITY ASSOCIATION OR CORPORATION. A ~~community or~~
18 ~~homeowners'~~ AN association OR CORPORATION may provide a one-time list of
19 common area tracts by parcel number to the assessor, in a form prescribed by
20 the department of revenue.